

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		BARTLETT AVE, ARLINGTON

## OWNERSHIP

Owner 1:	KATZ GREGORY MILTON		
Owner 2:	KATZ ABIGAIL CATHERINE		
Owner 3:			
Street 1:	21 ANDREW ST		
Street 2:			
Twn/City:	CAMBRIDGE		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02139	Type:	

## PREVIOUS OWNER

Owner 1:	RUMA-IVERS LOUISE/ ESTATE -		
Owner 2:	-		
Street 1:	C/O ELISABETH IVERS		
Twn/City:	BROOKLYN		
St/Prov:	NY	Cntry:	
Postal:	11215		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1902, having primarily Wood Shingle Exterior and 3434 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7004																

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

	643-5103,Building Number 1.

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1902	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G7	Fact: .
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	11				BR:	7			Baths:	1	HB 1

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	46 - 7004

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/Ft:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	0.95576584
Const Adj.:	1.00989902
Adj \$ / SQ:	284.742
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1055304
Depreciation:	196287
Depreciated Total:	859017

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	284.74	
Special Features:	0	Val/Su Net:	250.15	
Final Total:	859000	Val/Su SzAd	250.15	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 139.A-0001-0002.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	3,434	284.740	977,804	
Net Sketched Area:		3,434	Total:	977,804	
Size Ad	3434	Gross Are	3434	FinArea	3434

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
04						
04						
04						

**IMAGE**

